



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.lacounty.gov>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

March 13, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CONVEYANCE OF COUNTY-OWNED REAL PROPERTY
TO THE CITY OF SANTA CLARITA
25000 BLOCK OF SIERRA HIGHWAY, SANTA CLARITA
(FIFTH) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the property located at the 25000 block of Sierra Highway, Santa Clarita, legally described in Exhibit A to Attachment A, is not required for County use and surplus to any present and foreseeable County needs.
2. Find that the proposed direct sale of the surplus property is categorically exempt from the California Environmental Quality Act (CEQA).
3. Approve the conveyance of the Sierra Highway property for \$183,000 to the City of Santa Clarita (City).
4. Approve and instruct the Chairman to sign the attached Sale and Purchase Agreement (Attachment A) and the Quitclaim Deed (Attachment B), both of which have been approved as to form by County Counsel.
5. Instruct the Auditor-Controller to deposit the sale proceeds into the Asset Development Implementation Fund as directed by the Chief Administrative Office (CAO).
6. Authorize the CAO to execute any other documents necessary to complete the sales transaction upon approval by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the direct sale of, and convey title to, unimproved surplus County-owned property. The County originally acquired the 6 parcels that make up this 4.43 acre holding in the 1950's through the tax deed process. The reasons for the County acquisition can not be verified. However, the land has always been vacant and the County has no plans to develop the property for any purpose.

As a result, the subject property is considered surplus to the County's needs. The City's acquisition of the property will allow the City to continue maintaining the site as open space and provide an opportunity for the County to sell this asset at its fair market value.

Implementation of Strategic Plan Goals

The approval of this sale will provide funds that will be used to improve the physical infrastructure of the County's existing real estate assets which is in accordance with the stated goal of strengthening the County's fiscal capacity as provided in the County of Los Angeles Strategic Plan (Goal 4).

FISCAL IMPACT/FINANCING

The City has agreed to pay the County \$183,000 in cash for the property. The sales price was determined by appraisal conducted by CAO staff and is deemed to be representative of fair market value based upon sales of comparable acreage in the area with an appropriate discount taken to reflect the subject properties steep topography and lack of direct access to a public right of way.

Proceeds from the sale will be deposited into the Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The conveyance of the property to the City is authorized by Section 25365 of the California Government Code which authorizes real property transfers to other governmental agencies. Notification of your Board's intended action has been published in compliance with Government Code Section 6061.

The subject property consists of 6 non-contiguous lots ranging in size from 4,300 square feet to 2.68 acres. The total land area is equal to 4.43 acres.

In accordance with your Board's policy, a restriction has been placed upon the deed reserving the mineral rights upon the property to the County. Additionally, a use restriction requiring the property be maintained as open space or for park and recreational purposes has been incorporated into the conveyance documents.

County Counsel has reviewed the Sale and Purchase Agreement and the Quitclaim Deed related to the conveyance and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

The sale of surplus governmental property is a Class 12 categorical exemption from CEQA pursuant to Section 15312 of the State of California CEQA guidelines and Class 12 of the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. The property is not located in an area of statewide, regional, or area-wide concern as identified in CEQA Section 15206(b)(4).

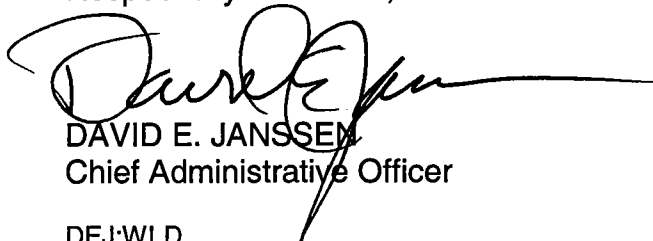
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Inasmuch as the property is currently vacant and has not been contemplated for any future use by the County, there will be no impact on County services.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an original executed Quitclaim Deed, executed original Sale and Purchase Agreement, two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:WLD
CB:CK:dd

Attachments (2)

c: County Counsel
Auditor-Controller

ATTACHMENT A
SALE AND PURCHASE AGREEMENT

SALE AND PURCHASE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2007, by and between the **COUNTY OF LOS ANGELES** ("Seller"), and the **CITY OF SANTA CLARITA** ("Buyer"). Based upon the mutual consideration provided for herein, Seller and Buyer agree as follows:

1. Sale and Purchase. Seller is the owner of certain real property located near the 25000 block of Sierra Highway, south of Golden Valley Road in the City of Santa Clarita, County of Los Angeles, State of California and legally described in Exhibit A, attached hereto and incorporated herein by reference, (the "Property"). Seller desires to sell the Property, and convey it to Buyer, and Buyer desires to purchase the Property and accept it from Seller, for the consideration and on the terms and conditions hereinafter set forth.

2. Purchase Price. The purchase price ("Purchase Price") for the Property is One Hundred Eighty Three Thousand and NO/100 Dollars (\$183,000.00), payable by Buyer to Seller in full one business day prior to the Closing Date in accordance with Section 4.

Payments shall be made by check payable to the County of Los Angeles.

3. Costs. All costs and expenses related to this transaction shall be paid by Buyer, including, but not limited to, the cost of a title insurance policy, and all documentary transfer taxes, recording fees and any other miscellaneous charges and fees. In the event any cost or expense is paid by Seller, Buyer shall immediately upon Seller's request remit a check payable to the County of Los Angeles in an amount equal to such costs and expenses. Each party shall bear its own legal and other costs associated with the negotiation, drafting and execution of this Agreement.

4. Conveyance and Closing Date. Seller shall convey the Property to Buyer on or before the later of (i) February 28, 2007 or; (ii) a date occurring 15 days after the County of Los Angeles Board of Supervisors approves the sale of the Property; ("Closing Date") by quitclaim deed (the "Deed"), subject to:

- A) all taxes, interest, penalties and assessments of record, if any;
- B) covenants, conditions, restrictions, reservations, easements, licenses, rights, and rights-of-way of record, if any;
- C) the condition that the Property is to be used for open space, public recreation and/or park purposes only.
- D) the condition that the Property shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory.

- E) the condition that in the event that County of Los Angeles determines that the owner in possession is not complying with these restrictions, then all right, title and interest in and to the Property shall revert back to the County of Los Angeles upon providing a 30 day notice to owner in possession of its failure to comply with these restrictions and without the necessity of any other affirmative actions on the part of the County of Los Angeles.
- F) Seller reservation to itself and exception from the conveyance contemplated herein of all oil, gas, hydrocarbons, or other minerals in and under the Property without the use of the surface or subsurface, to a depth of 500 feet, measured vertically, from the surface of the Property.

5. Title. Buyer understands that the Property is being sold without any warranty regarding the condition of title to the Property; Buyer accepts all matters of record and understands that Seller will not provide a policy of title insurance and makes no representations or warranties as to condition of title. Seller recommends that Buyer retain, at Buyer's sole cost and expense, a licensed title company to issue a policy of title insurance. Buyer agrees that the condition of title shall not be cause for Buyer's cancellation of this Agreement.

6. Recording. Seller shall prepare the Deed indicating title to the Property to be vested in the name of the Buyer as follows: "City of Santa Clarita" and shall cause the Deed to be timely recorded in the official records of the Registrar Recorder, County of Los Angeles ("Recorder") after the Closing Date.

7. Delivery of Deed. Seller shall transmit to Buyer a copy of the Deed stamped by the Recorder, the original of which shall be mailed to the Buyer by the Recorder at the address for notice to Buyer pursuant to Section 14 hereof.

8. Condition of the Property.

- A.) Buyer acknowledges that Buyer is purchasing the Property "as is," solely in reliance on Buyer's own investigation, and that no representation or warranty of any kind whatsoever, express or implied, has been made by Seller or Seller's agents. Any information given or disclosure made to Buyer by Seller or Seller's agents concerning the Property shall not constitute a representation or warranty made by Seller. Buyer has been given the full opportunity to inspect the Property prior to execution of this Agreement. Buyer shall assume the cost and expense for the removal of all contaminated materials, toxic or hazardous substances, and asbestos, if any, on the Property.
- B.) Seller has disclosed to Buyer the following information that impacts Buyer's use of the Property: The Property is land locked and does not have any frontage on a public right of way.

- C.) Buyer also acknowledges that it is aware of all zoning regulations, other governmental requirements, site and physical conditions, and all other matters affecting the use and condition of the Property, and Buyer agrees to purchase the Property in said condition.
- D.) Buyer waives any and all claims, and agrees to indemnify, defend, save and hold harmless County and its Special Districts, elected and appointed officers, employees, and agents, from and against any and all liability, expense (including defense costs and legal fees), and claims for damages of any nature whatsoever in connection with or relating to Buyer's purchase and subsequent ownership of the Property.

9. Possession/Risk of Loss. All risk of loss or damage with respect to the Property shall pass from Seller to Buyer upon recordation of the Deed.

10. Brokerage Commission. Buyer and Seller hereby acknowledge and represent that there are no broker's commission or finder's fees due in connection with the transaction contemplated by this Agreement. Each party shall indemnify and hold the other party harmless from any claim of any broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of either party with respect to the transaction contemplated hereunder.

11. Conflicts. In the event of a conflict between the provisions of this Agreement and the provisions of any other documents executed or agreement made or purported to be executed or made between the parties prior to the date hereof, the provisions contained in this Agreement shall in all instances govern and prevail.

12. Assignment. Buyer shall not assign or attempt to assign this Agreement, or any rights hereunder, to any other person or entity without the Seller's prior written consent. Any such assignment or purported assignment without the Seller's prior written consent shall be null and void, and of no force and effect whatsoever.

13. Notices. All notices, demands and requests required or desired to be given pursuant to this Agreement by either party shall be sent by United States Mail, registered or certified postage prepaid, and addressed to the parties as follows:

Seller: County of Los Angeles
Chief Administrative Office
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attention: Carlos Brea, Manager
Property Management

Buyer: Department of Public Works
23920 Valencia Boulevard
Santa Clarita, CA 91355
Attention: Barbara Stoll

Notices, demands and requests served in the above manner shall be considered sufficiently given or served for all purposes under this Agreement at the time the notice, demand or request is postmarked to the addresses shown above.

14. Time is of the Essence. Time is of the essence for each and every term, condition, covenant, obligation and provision of this Agreement.

15. Sellers Remedies. In the event of either parties' failure to consummate the transaction contemplated by this Agreement, the other party shall have all remedies in law or equity, and shall be entitled to enforce this Agreement and to obtain the benefit of the bargain contained herein.

16. County Lobbyist Ordinance. Buyer is aware of the requirements of Chapter 2.160 of the Los Angeles County Code with respect to County Lobbyists as such are defined in Section 2.160.010 of said Code, and certifies full compliance therewith. Failure to fully comply shall constitute a material breach upon which County may terminate or suspend this Agreement.

17. Severability. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be severed from the Agreement, and the remaining parts hereof shall remain in full force and effect as fully as though such invalid, illegal, or unenforceable portion had never been part of the Agreement, provided the remaining Agreement can be reasonably and equitably enforced.

18. Binding on Successors. Subject to the limitations set forth herein, the Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

19. California Law. This Agreement shall be construed in accordance with the internal laws of the State of California.

20. Waivers. No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.

21. Captions. The captions and the section and subsection numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Agreement nor in any way affect this Agreement.

22. No Presumption Re: Drafter. The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

23. Assistance of Counsel. Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

24. Required Actions of Buyer and Seller. Buyer and Seller agree to execute all such instruments and documents and to take all action as may be required in order to consummate the purchase and sale herein contemplated.

25. Power and Authority. The Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby. The individuals executing this Agreement and the instruments referenced herein on behalf of any legal entity comprising Buyer, have the legal power, right and actual authority to bind the entity to the terms and conditions of this Agreement and the instruments referenced herein.

26. Survival of Covenants. The covenants, agreements, representations and warranties made herein are intended to survive the consummation of the sale of the Property and recordation of the Deed.

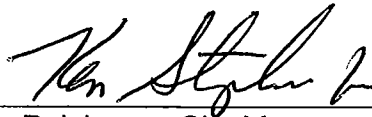
27. Interpretation. Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

28. Entire Agreement. This Agreement contains the entire agreement between the parties herein, and no addition or modification of any terms or provisions shall be effective unless set forth in writing, signed by both Seller and Buyer.

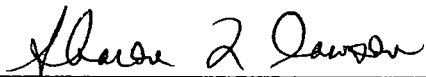
IN WITNESS HEREOF, the parties have executed this Agreement as of the day and year first written above.

BUYER

CITY OF SANTA CLARITA

By: 
Ken Pulskamp, City Manager

ATTEST:


Sharon L. Dawson 1/11/07
City Clerk

Upon approval of this Agreement, a signed copy will be mailed to Buyer.

SELLER

COUNTY OF LOS ANGELES

By _____
Zev Yaroslavsky, Chairman
Board of Supervisors

ATTEST:

Sachi A. Hamai
Executive Officer, Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.

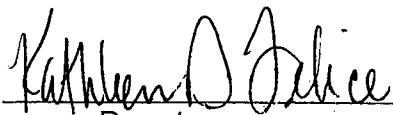

Deputy

EXHIBIT A

File with: **SIERRA HIGHWAY SALE
OF EXCESS PROPERTIES**
A.I.N. 2842-003-900 TO 905
T.G. 4551-E6
I.M. 249-137
R.D. 553
S.D. 5

LEGAL DESCRIPTION **(Excess County Properties)**

Part A (A.I.N. 2842-003-903):

That portion of the north half of the northeast quarter of Section 31, Township 4 North, Range 15 West, SBM, described in the Tax Deed to the County of Los Angeles, recorded on August 5, 1964, as Instrument No. 5100, in Book D2579, page 195, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, more particularly described as follows:

Commencing at the northeast corner of the above-mentioned Section 31; thence South 660.00 feet; thence West 330.00 feet to the true point of beginning; thence continuing West 330.00 feet; thence South 330.00 feet; thence East 49.50 feet; thence South 132.00 feet; thence West 49.50 feet; thence South 33.00 feet; thence East 132.00 feet; thence South 33.00 feet; thence East 33.00 feet; thence North 132.00 feet; thence West 33.00 feet; thence South 66.00 feet; thence West 33.00 feet; thence North 132.00 feet; thence East 231.00 feet; thence North 330.00 feet to the true point of beginning.

Part B (A.I.N. 2842-003-901):

That portion of the above-mentioned north half, described in above-mentioned Tax Deed, more particularly described as a strip of land 33 feet wide, lying westerly of the following described line:

Commencing at the above-mentioned northeast corner; thence South 1056.00 feet; thence West 693.00 feet to the true point of beginning; thence South 132.00 feet.

Part C (A.I.N. 2842-003-904):

That portion of the above-mentioned north half, described in above-mentioned Tax Deed, more particularly described as a strip of land 132 feet wide lying northerly of the following described line:

Commencing at the above-mentioned northeast corner; thence South 1320.00 feet; thence West 528.00 feet to the true point of beginning; thence West 132.00 feet.

Part D (A.I.N. 2842-003-900):

That portion of the of the above-mentioned north half, described in Tax Deed to the County of Los Angeles, recorded on August 5, 1964, as Instrument No. 5099, in Book D2579, page 193, of above-mentioned Official Records, more particularly described as a strip of land 33 feet wide, lying westerly of the following described line:

Commencing at the above-mentioned northeast corner; thence South 792.00 feet; thence West 693.00 feet to the true point of beginning; thence South 132.00 feet.

Part E (A.I.N. 2842-003-902):

That portion of the above-mentioned north half, described in Tax Deed to the County of Los Angeles, recorded on August 5, 1964, as Instrument No. 5101, in Book D2579, page 197, of above-mentioned Official Records, more particularly described as follows:

Beginning at the southeast corner of the north half of the northeast quarter of above-mentioned Section 31; thence West 66.00 feet; thence North 132.00 feet; thence West 33.00 feet; thence North 10.00 feet; thence East 99.00 feet; thence South 142.00 feet to the point of beginning.

Part F (A.I.N. 2842-003-905):

Those portions of the above-mentioned north half, described in Tax Deeds to the County of Los Angeles, recorded on September 4, 1958, as Instrument No. 4379, in Book D207, page 140; recorded on December 18, 1963, as Instrument No. 5224, in Book D2294, page 475; recorded on December 18, 1963, as Instrument No. 5225, in Book D2294, page 476; and recorded on August 5, 1964, as Instrument No. 5101, in

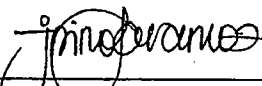
Book D2579, page 197, all of above-mentioned Official Records, lying within the following described boundaries:

Commencing at the above-mentioned southeast corner; thence West 132.00 feet to the true point of beginning; thence continuing West 198.00 feet; thence North 132.00 feet; thence East 33.00 feet; thence North 132.00 feet; thence East 33.00 feet; thence North 33.00 feet; thence East 165.00 feet; thence South 33.00 feet; thence West 132.00 feet; thence South 132.00 feet; thence East 99.00 feet; thence South 132.00 feet to the true point of beginning.

Containing: 4.60 ± Acres

Description Approved
November 29, 2006

DONALD L. WOLFE
Director of Public Works

By 
Supervising Cadastral Engineer II
Mapping & Property Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code

ATTACHMENT B
QUITCLAIM DEED

RECORDING REQUESTED BY
County of Los Angeles
AND MAIL TO

City of Santa Clarita
23920 Valencia Boulevard
Santa Clarita, CA 91355
Attention: Barbara Stoll

Space above this line for Recorder's use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCELS: 2842-003-900; 901; 902; 903; 904; and 905

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for the sum of One Hundred Eighty Three Thousand and No/100 Dollars, receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

CITY OF SANTA CLARITA ("Grantee")

All of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in the City of Santa Clarita, County of Los Angeles, State of California and is further described in Exhibit A attached hereto and incorporated herein by reference as though set forth in full.

SUBJECT TO AND GRANTEE TO ASSUME:

- a. all taxes, interest, penalties and assessments of record, if any;
- b. covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any;
- c. The restrictions and covenants outlined in Exhibit B attached hereto and incorporated herein by this reference as though set forth in full.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____
Zev Yaroslavsky, Chairman
Board of Supervisors

EXHIBIT B

USE RESTRICTIONS

1. the condition that the Property is to be used for open space, public recreation and/or park purposes only;
2. the condition that the Property shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory;
3. the condition that in the event that County of Los Angeles determines that the owner in possession is not complying with these restrictions, then all right, title, and interest in and to the Property shall revert back to the County of Los Angeles upon providing a thirty (30) day notice to the owner of its failure to comply with these restrictions and without any necessity of any other affirmative action on the part of the County of Los Angeles.

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2007, the facsimile signature of _____, Chairman, Los Angeles County was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

Sachi A. Hamai, Executive Officer
Board of Supervisors, County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

EXHIBIT A

File with: **SIERRA HIGHWAY SALE
OF EXCESS PROPERTIES**
A.I.N. 2842-003-900 TO 905
T.G. 4551-E6
I.M. 249-137
R.D. 553
S.D. 5

LEGAL DESCRIPTION (Excess County Properties)

Part A (A.I.N. 2842-003-903):

That portion of the north half of the northeast quarter of Section 31, Township 4 North, Range 15 West, SBM, described in the Tax Deed to the County of Los Angeles, recorded on August 5, 1964, as Instrument No. 5100, in Book D2579, page 195, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, more particularly described as follows:

Commencing at the northeast corner of the above-mentioned Section 31; thence South 660.00 feet; thence West 330.00 feet to the true point of beginning; thence continuing West 330.00 feet; thence South 330.00 feet; thence East 49.50 feet; thence South 132.00 feet; thence West 49.50 feet; thence South 33.00 feet; thence East 132.00 feet; thence South 33.00 feet; thence East 33.00 feet; thence North 132.00 feet; thence West 33.00 feet; thence South 66.00 feet; thence West 33.00 feet; thence North 132.00 feet; thence East 231.00 feet; thence North 330.00 feet to the true point of beginning.

Part B (A.I.N. 2842-003-901):

That portion of the above-mentioned north half, described in above-mentioned Tax Deed, more particularly described as a strip of land 33 feet wide, lying westerly of the following described line:

Commencing at the above-mentioned northeast corner; thence South 1056.00 feet; thence West 693.00 feet to the true point of beginning; thence South 132.00 feet.

Part C (A.I.N. 2842-003-904):

That portion of the above-mentioned north half, described in above-mentioned Tax Deed, more particularly described as a strip of land 132 feet wide lying northerly of the following described line:

Commencing at the above-mentioned northeast corner; thence South 1320.00 feet; thence West 528.00 feet to the true point of beginning; thence West 132.00 feet.

Part D (A.I.N. 2842-003-900):

That portion of the of the above-mentioned north half, described in Tax Deed to the County of Los Angeles, recorded on August 5, 1964, as Instrument No. 5099, in Book D2579, page 193, of above-mentioned Official Records, more particularly described as a strip of land 33 feet wide, lying westerly of the following described line:

Commencing at the above-mentioned northeast corner; thence South 792.00 feet; thence West 693.00 feet to the true point of beginning; thence South 132.00 feet.

Part E (A.I.N. 2842-003-902):

That portion of the above-mentioned north half, described in Tax Deed to the County of Los Angeles, recorded on August 5, 1964, as Instrument No. 5101, in Book D2579, page 197, of above-mentioned Official Records, more particularly described as follows:

Beginning at the southeast corner of the north half of the northeast quarter of above-mentioned Section 31; thence West 66.00 feet; thence North 132.00 feet; thence West 33.00 feet; thence North 10.00 feet; thence East 99.00 feet; thence South 142.00 feet to the point of beginning.

Part F (A.I.N. 2842-003-905):

Those portions of the above-mentioned north half, described in Tax Deeds to the County of Los Angeles, recorded on September 4, 1958, as Instrument No. 4379, in Book D207, page 140; recorded on December 18, 1963, as Instrument No. 5224, in Book D2294, page 475; recorded on December 18, 1963, as Instrument No. 5225, in Book D2294, page 476; and recorded on August 5, 1964, as Instrument No. 5101, in

Book D2579, page 197, all of above-mentioned Official Records, lying within the following described boundaries:

Commencing at the above-mentioned southeast corner; thence West 132.00 feet to the true point of beginning; thence continuing West 198.00 feet; thence North 132.00 feet; thence East 33.00 feet; thence North 132.00 feet; thence East 33.00 feet; thence North 33.00 feet; thence East 165.00 feet; thence South 33.00 feet; thence West 132.00 feet; thence South 132.00 feet; thence East 99.00 feet; thence South 132.00 feet to the true point of beginning.

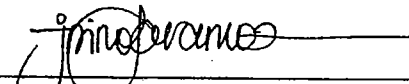
Containing: 4.60 ± Acres

Description Approved

November 29, 2006

DONALD L. WOLFE
Director of Public Works

By



Supervising Cadastral Engineer II
Mapping & Property Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code